

MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
November 24, 2003

Redevelopment Commission members present: Steve Belter, Earle Nay, Chris Corrigan, Patsy Hoyer, and Barbara Cook. Also in attendance: Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Development Director Josh Andrew, Bev Shaw, Charlotte Martin, and Cindy Loerbs-Polley of the Development Department, Mayor-Elect and City Council member Jan Mills, Tom Gall of TJ Gall & Associates, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:35 pm.

OLD BUSINESS

Mr. Nay made a motion to approve the minutes from September 19, 2003. Ms. Cook seconded. Ms. Cook gave a couple of corrections. The first correction being on page 2, paragraph 1, "*office*" should be "*offices*". The second correction is on page 4, paragraph 3, the sentence should read, "*Mr. Belter asked if the pedestrian bridge in Tapawingo **would** provide...*". No other corrections were made. The motion passed unanimously 4-0.

Mr. Nay made a motion to approve the minutes from October 17, 2003. Mrs. Hoyer seconded. The motion passed unanimously 4-0.

NEW BUSINESS

Mr. Nay made a motion to authorize the trustee to pay claims. Ms. Cook seconded. Mr. Belter stated that he assumes that Mr. Gall, Mr. Payne, and Mr. Snyder have all reviewed these. Mrs. Martin said yes.

Mr. Belter asked Mr. Gall for the updates. Mr. Gall stated there are only a few minor things to complete at the Research Park. The trail segments are all paved. There is a little bit of concrete work to do on a section where it crosses Morehouse Road. There will be more landscaping work this fall that'll happen. It is all open and useable.

Mr. Corrigan asked how we are doing with the budget. Mr. Gall stated real well. Mr. Corrigan asked if we are done paying Milestone. Mr. Gall said no. Mr. Corrigan said that when you say "real well", we don't really know. Mr. Gall stated that we don't know specifically how well we've done. We have Milestone's contracted amounts and we'll probably have some change orders next month that won't be any large items and we have a lot of irrigation that has been repaired by Bennett's directly that will come out of our contingency. We don't have any large surprises in terms of the contract work that we've done.

Ms. Cook asked about the landscaping that there is still to do. Mr. Gall stated that there are trees that are part of the project budget that I think we will still plant this fall. The seeding and most of that is done but some of it will have to wait till spring.

Mr. Corrigan asked about the trees that are marked with orange marks along the trails. Mr. Payne stated that they must have been using those as an offset. We will eventually make those orange marks disappear if they are still there in the spring. I'm sure that they are just survey reference points.

Mr. Belter asked if he's right in thinking that we still have \$241,000 in the contingency? Mr. Gall stated that is correct, as well as \$150,000 to date unspent in the undercutting budget.

Mr. Gall stated that you can see on your spreadsheets that we've still got a couple of projects that we haven't really embarked upon. We do anticipate receiving some current pricing from Cinergy on lighting proposals for the remainder of the park north of Cumberland and south of Kalberer.

Mr. Belter asked if we are still picking up bits and pieces of the Lindberg Road project. Mrs. Martin stated that yes the \$10,000 that you appropriated at the last meeting was for the final portion of the engineering services for BLA. We will see those bills until that contract has been met. Mr. Belter asked if we are close to being finished. Mr. Payne stated that most of the landscaping was finished last week. I'm sure that there will still be some with follow up in the next year but it's pretty close in all accounts.

Mr. Payne stated that to follow up with previous discussion, we have an opportunity as part of this project to finish a couple of things that we wanted to finish up next year. One is a piece of trail that is the connection from the bridge that stops across the ditch in Cumberland Park. It provides access for the Plaza Park neighborhood. We had this planned for requests for appropriation from the KCB TIF next year to make the connection. I think that we have the opportunity because we did so well with the contingency to do that as a change order. The other thing that we had planned is a gravel road that goes to the south entrance to our maintenance barn. It's become the only remaining dust problem in Amberleigh Village. We'd like to get a paved surface on that. There is a lot of traffic during normal working hours because of its various uses such as the mowing crews, the parking scooters, the beautification stewardship program, and the tree fund. I don't think we'll be able to get the asphalt down this year. We would be able to have some of the preparation work this winter during warm periods. They would then be able to pave sometime in the spring when the asphalt plants open up.

Mr. Belter asked if the asphalt plants are closed already for the year. Mr. Gall answered not yet, but they are very close. Mr. Bauman stated that they won't be open long enough to get this done. Mr. Gall stated that we hoped that we might get the paving around the barn done, but not now with the weather the way it is and how the meetings land for approval. The other thing for next month's meeting is that we'll have a better idea for additional landscaping for finishing up the trail next spring. Mr. Payne stated that it shouldn't be very significant things that need done, just little things around the trails.

Mr. Belter asked for comments from the Commission members regarding the finishing of the trails and the road back to the barn.

Mrs. Hoyer stated that she thinks it's a great idea. Mr. Belter stated that completing the loop around the woods in Cumberland Park would be a nice addition for people that are using that area and connecting Plaza Park as well. Mr. Nay stated that he heard a very approving comment from a runner that it has made a really big difference. He drives from Crawfordsville to participate in a running club because of how good the trail system is.

Mr. Nay asked if the road that extends south on the east side of the neighborhood (that the trail piece will connect to) has a sidewalk on either side? Mr. Payne stated that he believes he's referring to Manchester and I think the sidewalk is on the west side.

Mr. Nay stated that it occurred to me that you might be able to do the same thing with the homeowners and get a trail cut through on the east side of the fence of Beau Jardin and down through the Sagamore Parkway, you'd have a trail from the area we're thinking about re-working all the way up to the park. I don't know what the property is like, but I wonder if there is space that you can do that. Mr. Payne stated that we have looked into this through the Sagamore Parkway Task Force.

Mr. Corrigan asked if the trail will be marked for distance. Mr. Payne stated that people have asked that before but we always say no because we don't know where to start to make everyone happy since it goes all over the place. There isn't a system that matches the network. People do their side dashes or use pedometers. Mr. Corrigan stated that you could just put a plaque up with the distance between one point and another point and use the same plaque to put up in different spots marking the distance between each trail. Mr. Payne stated that we are very open to ideas on how to do this. We'd rather not have to maintain anymore signs than we already have to.

Mr. Corrigan stated that we need to get this closed out, find out how much we have left, make sure everything is paid, and get firm numbers on what it's going to cost to do it. Mr. Payne stated that the numbers will come from the contractors. The engineering number is the one that is an estimate. They are now working on firmer numbers.

Mr. Belter stated that it's a \$180,000 estimate plus contingency, if we add 10% that gets us to \$200,000. Do you have any idea at all, Mr. Gall, if we will have a reading on what our remaining expenditures will be by December? Mr. Gall answered yes we will. This is a matter of getting Bennett's to give us their invoices for the irrigation work that's been done. We have one segment that we'll have to put in the spring and a price on that. By the December meeting, we should have everything besides that as well as information from Cinergy on lighting.

Mr. Belter asked if Mr. Corrigan is comfortable with the concept that in December, Mr. Gall will have reasonably firm figures on the remaining expenditures and we should have more definitive numbers on the trails and paving project. Is that something that we can proceed with looking at that in December or should we put that off further? Mr. Corrigan stated that December is fine with him if they can have it by then. Mr. Gall stated that December is fine.

Mr. Payne stated that the ice rink will be opening on Friday and we are hoping to keep it open long enough with the rainy weather we've been getting.

Mr. Belter asked if there were any other questions regarding the claims. None were made. The motion passed unanimously 4-0.

Mr. Belter asked when we will hear from the treasurer about collection of property tax and the subsequent disbursement to the City and to the TIF Districts. Mrs. Rhodes answered that the main settlement will not occur until probably the second to last business day this year. We believe that they can hold the money that long. I don't have any reason to believe that things will move any faster this year.

Mr. Belter asked Mr. Andrew about the Sagamore Parkway Task Force article in the newspaper. Mr. Andrew stated that we have the report and it's quite favorable. Mr. Belter asked if the Commission could get a copy of that. Mr. Andrew stated that it is also on our website so you could download it from there, but I'll be sure you get copies.

Mr. Andrew stated that we will be getting quotes for the security system for the Wabash Landing garage. We hope we'll have them by next month. The Tapawingo cross over is done with the lights and the overhead. The island on Brown Street is also done.

Mr. Gall stated that Milestone is out there pouring the pedestrian way through the center of the Landing. They are starting in the center near the garage entrance and moving their way to the outside. They are going to stay out of the way of Scotty's as long as they possibly can. We are making plans to have Dickens Christmas in the area but not through that center. Scotty's is looking to open in January.

Mr. Gall stated that the Brown Street island is poured and done. There is a solar flasher on each end that lights the pedestrian crossing. Mr. Downey's department has done the pavement markings and the signage as part of that project. They painted a yellow curb around the island so that it's more obvious.

Mr. Belter said it looks to him like the pedestrian crossing from the Meyers bridge over to the Hilton is done. Mr. Gall stated that the lights in the street flash when you push the button. The overhead light runs all the time. It appears to be functioning because the cars are stopping.

Mr. Belter asked if the temporary concrete work adjoining Borders has been broken out and completed yet. Mr. Gall stated that all of the temporary concrete except for a very small amount right in front of the Borders door is broken out. Milestone was nice enough to come back and put a stone path around the building so that people could still circulate. We are hoping to still see the paver contractor in December. If we get too much moisture, they can't do it. We hope that's not the case.

Mr. Belter asked if Scotty's finished up their exterior work. Mr. Gall answered yes. I think all they had to do outside was hang some lights and put up their sign.

Mrs. Martin stated that the garage security that Mr. Andrew talked about will need an additional appropriation at the next meeting.

Mrs. Hoyer asked what is happening with the Mellow Mushroom. Mr. Gall stated that they are proceeding with their plans. I think that they have submitted drainage plans to the Engineer's office for review and approval.

Mr. Belter asked if there were any comments from the public. Mrs. Mills stated that she rode the trails on Saturday. I started on Happy Hollow and did the trolley line and then went through the neighborhood and rode the whole thing out to Hadley Lake and it was incredible. They've done a really beautiful job.

Mr. Belter stated that the Commission's next meeting is Monday, December 15<sup>th</sup> at 12:30 pm. We need to schedule a meeting to elect officers as well. That meeting was scheduled for Friday, January 9<sup>th</sup> at noon.

Ms. Cook made a motion to adjourn. Mr. Nay seconded. The meeting adjourned at 1:23 pm.

Respectfully submitted,

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Francis Earle Nay, Recording Secretary

Approved:

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Stephen Belter, President

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